

MEMO

TO: Regional Comprehensive Plan Task Force
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DATE: November 22, 2004
SUBJECT: Land Use and Housing Chapters

RECOMMENDED ACTION:

Information item only

SUMMARY:

Over the next series of Task Force meetings, staff will be presenting the currently adopted policies of each of the chapters of the Regional Comprehensive Plan (RCP). Discussion will focus on the existing SCAG policies regarding the subject areas and on the mandatory, advisory, and best practices that stakeholders can implement. As a primary policy area of the current COMPASS and RTP, land use planning will be a major focus of the RCP. Staff will introduce the discussion on Land Use and Housing. The RCP Task Force will continue deliberation on these topics later in the year (refer to calendar on Item 6.2).

BACKGROUND:

Over the next several Task Force meetings, SCAG staff will present the currently adopted policies regarding each of the chapters of the RCP. The Land Use Chapter will describe the Growth Visioning land use principles, and SCAG's proposed 2% strategy to resolve regional challenges. The major land use principles in this chapter are:

- Infill development in urban centers and along existing corridors,
- Focus growth along transit corridors and nodes to utilize available capacity.
- Utilize major goods movement facilities, such as ports/airports.
- Improve job-housing balance.

The housing chapter will describe the current conditions and the regional housing issues associated with regional growth, and form a set of action plan through the adopted policies to address the housing shortage issue.

Since the 2000 Census, 1,226,000 people have been added to the region, but only 208,700 housing units have been built to accommodate this population growth, according to data from California Department of Finance as of January 1, 2004.



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MEMO

Among the 208,700 new units built, only 56,300 units are multi family housing, representing about 27% of total new units. With the fast growing regional population, regional housing supply can not meet the regional housing demand. When demand exceeds supply, housing prices are pushed up, which makes housing less and less affordable.

Increasing housing supply, especially affordable housing supply, is the only way to solve the regional housing challenge. Based on existing land use and housing policies, staff is looking for directions from the RCP Task Force to build an advisory action plan to resolve the housing shortage issue in our region.

ATTACHMENTS:

- SCAG land use and housing policies



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Land Use Policies

SourceDocument	id Policy	Type
EIR		
	152 Future impacts to open space and recreation lands shall be avoided through cooperation, information sharing, and program development during the update of the Open Space and Conservation chapter of SCAG's Regional Comprehensive Plan and Guide and through SCAG's Energy and Environment Committee.	Mitigatio
	<input type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input type="checkbox"/> Housing <input checked="" type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input type="checkbox"/> Other	
	181 Promote water-efficient land use development.	Mitigatio
	<input type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input checked="" type="checkbox"/> Water <input type="checkbox"/> Housing <input checked="" type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	185 Help reduce fire threats in the region as part of the Growth Visioning process and as policies in the update of SCAG's Regional Comprehensive Plan and Guide.	Mitigatio
	<input type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input type="checkbox"/> Housing <input checked="" type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	161 Work with member agencies to implement growth strategies to create an urban form designed to utilize the existing transportation networks and the transportation improvements contained in the 2004 RTP, enhancing mobility and reducing land consumption.	Mitigatio
	<input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input type="checkbox"/> Other	

<i>SourceDocument</i>	<i>id Policy</i>	<i>Type</i>
	<p>149 Encourage implementation agencies to establish transfer of development rights (TDR) programs to direct growth to less agriculturally valuable lands (while considering the potential effects at the sites receiving the transfer) and ensure the continued protection of the most agriculturally valuable land within each county through the purchase of the development rights for these lands.</p> <div> <input type="checkbox"/> Transportation <input type="checkbox"/> Energy </div> <div> <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water </div> <div> <input checked="" type="checkbox"/> Housing <input checked="" type="checkbox"/> Habitat and Open Space </div> <div> <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste </div> <div> <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other </div>	Mitigatio
	<p>184 Encourage the use of fire-resistant vegetation and the elimination of brush and chaparral in the immediate vicinity of development in areas with high fire threat.</p> <div> <input type="checkbox"/> Transportation <input type="checkbox"/> Energy </div> <div> <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water </div> <div> <input type="checkbox"/> Housing <input checked="" type="checkbox"/> Habitat and Open Space </div> <div> <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste </div> <div> <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other </div>	Mitigatio
	<p>151 Encourage implementation agencies to obtain assistance from the American Farmland Trust in developing and implementing farmland conservation measures.</p> <div> <input type="checkbox"/> Transportation <input type="checkbox"/> Energy </div> <div> <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water </div> <div> <input type="checkbox"/> Housing <input checked="" type="checkbox"/> Habitat and Open Space </div> <div> <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste </div> <div> <input type="checkbox"/> Economy <input type="checkbox"/> Other </div>	Mitigatio
	<p>165 Encourage airport sponsors to implement voluntary curfews, changes in aircraft operations, adjacent land use compatibility, and physical noise buffers for aircraft and vehicles, where appropriate and feasible, to minimize noise impacts of aviation activities.</p> <div> <input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy </div> <div> <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water </div> <div> <input type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space </div> <div> <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste </div> <div> <input type="checkbox"/> Economy <input type="checkbox"/> Other </div>	Mitigatio

<i>SourceDocument</i>	<i>id Policy</i>	<i>Type</i>
	<p>153 Encourage member jurisdictions to work as partners to address regional outdoor recreation needs and to acquire the necessary funding for the implementation of their plans and programs.</p> <p> <input type="checkbox"/> Transportation <input type="checkbox"/> Energy </p> <p> <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water </p> <p> <input type="checkbox"/> Housing <input checked="" type="checkbox"/> Habitat and Open Space </p> <p> <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste </p> <p> <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other </p>	Mitigation
	<p>154 Encourage member jurisdictions that have trails and trail segments determined to be regionally significant to work together to support regional trail networks. SCAG shall encourage joint use of utility, transportation and other rights-of-way, greenbelts, and biodiversity areas.</p> <p> <input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy </p> <p> <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water </p> <p> <input type="checkbox"/> Housing <input checked="" type="checkbox"/> Habitat and Open Space </p> <p> <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste </p> <p> <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other </p>	Mitigation
	<p>155 Encourage that multiple use of spaces be allowed as feasible and practical, and encourage redevelopment activities to focus some investment on recreation uses so as to provide more opportunities for access to open space close to the urban core.</p> <p> <input type="checkbox"/> Transportation <input type="checkbox"/> Energy </p> <p> <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water </p> <p> <input type="checkbox"/> Housing <input checked="" type="checkbox"/> Habitat and Open Space </p> <p> <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste </p> <p> <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other </p>	Mitigation
	<p>158 Work with its member cities and counties to help ensure that transportation projects and growth are consistent with the RTP and general plans.</p> <p> <input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy </p> <p> <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water </p> <p> <input type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space </p> <p> <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste </p> <p> <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other </p>	Mitigation

<i>SourceDocument</i>	<i>id Policy</i>	<i>Type</i>
	159 Work with cities and counties to ensure that general plans reflect RTP policies. SCAG will work to build consensus on how to address inconsistencies between general plans and RTP policies.	Mitigation
	<input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	160 Use SCAG's Growth Visioning program and the forthcoming Regional Growth Vision to build a consensus in the region to support changes in land use to accommodate future population growth while maintaining the quality of life in the region.	Mitigation
	<input type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input checked="" type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	150 Encourage implementation agencies to avoid the premature conversion of farmlands by promoting infill development and the continuation of agricultural uses until urban development is imminent; if development of agricultural lands is necessary, growth should be directed to those lands on which the continued viability of agricultural production has been compromised by surrounding urban development or the loss of local markets.	Mitigation
	<input type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input checked="" type="checkbox"/> Housing <input checked="" type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	

Growth Vision

58 Foster livability in all communities	Goal
<input type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input type="checkbox"/> Housing <input checked="" type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	

<i>SourceDocument</i>	<i>id</i>	<i>Policy</i>	<i>Type</i>
	69	Promote sustainability for future generations	Goal
		<input type="checkbox"/> Transportation <input type="checkbox"/> Energy	
		<input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water	
		<input type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space	
		<input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste	
		<input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	53	Improve mobility for all residents	Goal
		<input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy	
		<input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water	
		<input type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space	
		<input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste	
		<input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	78	Create a region with many centers.	Goal
		<input type="checkbox"/> Transportation <input type="checkbox"/> Energy	
		<input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water	
		<input type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space	
		<input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste	
		<input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	54	Encourage transportation investments and land use decisions that are mutually supportive.	Policy
		<input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy	
		<input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water	
		<input type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space	
		<input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste	
		<input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	70	Preserve rural, agricultural, recreational, and environmentally sensitive areas.	Policy
		<input type="checkbox"/> Transportation <input type="checkbox"/> Energy	
		<input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water	
		<input type="checkbox"/> Housing <input checked="" type="checkbox"/> Habitat and Open Space	
		<input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste	
		<input type="checkbox"/> Economy <input type="checkbox"/> Other	
	57	Promote a variety of travel choices.	Policy
		<input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy	
		<input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water	
		<input type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space	
		<input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste	
		<input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	

<i>SourceDocument</i>	<i>id Policy</i>	<i>Type</i>
	67 Support local and state fiscal policies that encourage balanced growth.	Policy
	<input type="checkbox"/> Transportation <input type="checkbox"/> Energy	
	<input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water	
	<input type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space	
	<input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste	
	<input checked="" type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	79 Encourage investment in transit.	Policy
	<input checked="" type="checkbox"/> Transportation <input checked="" type="checkbox"/> Energy	
	<input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water	
	<input checked="" type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space	
	<input checked="" type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste	
	<input checked="" type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	60 Promote development that provides a mix of uses.	Position
	<input type="checkbox"/> Transportation <input type="checkbox"/> Energy	
	<input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water	
	<input type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space	
	<input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste	
	<input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	65 Support educational opportunities that promote balanced growth.	Principle
	<input type="checkbox"/> Transportation <input type="checkbox"/> Energy	
	<input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water	
	<input type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space	
	<input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste	
	<input checked="" type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	72 Develop strategies to accommodate growth that use resources efficiently, eliminate pollution and significantly reduce waste.	Principle
	<input checked="" type="checkbox"/> Transportation <input checked="" type="checkbox"/> Energy	
	<input checked="" type="checkbox"/> Land Use <input checked="" type="checkbox"/> Water	
	<input type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space	
	<input checked="" type="checkbox"/> Air Quality <input checked="" type="checkbox"/> Solid Waste	
	<input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	62 Support the preservation of stable, single-family neighborhoods.	Principle
	<input type="checkbox"/> Transportation <input type="checkbox"/> Energy	
	<input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water	
	<input checked="" type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space	
	<input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste	
	<input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	

<i>SourceDocument</i>	<i>id Policy</i>	<i>Type</i>
	61 Promote "people-scaled", walkable communities.	Principle
	<input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input checked="" type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input checked="" type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	71 Focus development in urban centers and existing cities.	Principle
	<input type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	55 Locate new housing near existing jobs and new jobs near existing housing.	Principle
	<input type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input checked="" type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input checked="" type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	81 Protect sensitive environmental features such as steep slopes, wetlands, and stream corridors from development.	Principle
	<input type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input type="checkbox"/> Housing <input checked="" type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	56 Encourage transit-oriented development.	Principle
	<input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input checked="" type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input checked="" type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	59 Promote infill development and redevelopment to revitalize existing communities.	Strategy
	<input type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input checked="" type="checkbox"/> Housing <input checked="" type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input checked="" type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	

<i>SourceDocument</i>	<i>id Policy</i>	<i>Type</i>
	82 Promote compact, centers- and corridors- focused development, mixed-use, and transit-oriented development.	Strategy
	<input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input checked="" type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input checked="" type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	80 Locate heavy trip generating development in areas with robust existing transportation infrastructure.	Strategy
	<input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	

Resolutions

	139 El Toro no longer available as commercial airport; terminate all planning for any aviation services at El Toro, do not include El Toro in the 2004 RTP.	Position
	<input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input type="checkbox"/> Other	
	140 Support preservation of the Marine Corps Base at Camp Pendleton.	Position
	<input type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input type="checkbox"/> Housing <input checked="" type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input type="checkbox"/> Other	
	141 Evaluate impacts that proposed legislation, programs, and environmental policy recommendations have on Camp Pendleton.	Position
	<input type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input type="checkbox"/> Other	

<i>SourceDocument</i>	<i>id Policy</i>	<i>Type</i>
	142 Supports the continued operations of all military facilities in the SCAG region.	Position
	<input type="checkbox"/> Transportation <input type="checkbox"/> Energy	
	<input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water	
	<input type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space	
	<input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste	
	<input type="checkbox"/> Economy <input type="checkbox"/> Other	

RTP

	3 Preserve and ensure a sustainable regional transportation system.	Goal
	<input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy	
	<input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water	
	<input checked="" type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space	
	<input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste	
	<input type="checkbox"/> Economy <input type="checkbox"/> Other	
	5 Encourage land use and growth patterns that complement our transportation investments.	Goal
	<input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy	
	<input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water	
	<input type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space	
	<input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste	
	<input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	1 Maximize mobility and accessibility for all people and goods in the region.	Goal
	<input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy	
	<input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water	
	<input type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space	
	<input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste	
	<input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	8 RTP land use and growth strategies that differ from currently expected trends will require a collaborative implementation program that identifies required actions and policies by all affected agencies and sub-regions.	Policy
	<input type="checkbox"/> Transportation <input type="checkbox"/> Energy	
	<input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water	
	<input type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space	
	<input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste	
	<input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	

<i>SourceDocument</i>	<i>id Policy</i>	<i>Type</i>
	46 Provide for regional capture of economic development opportunities and job growth created by the prospect of significant regional air traffic growth between now and 2030.	Policy
	<input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input checked="" type="checkbox"/> Economy <input type="checkbox"/> Other	
	49 Reflect that each county should have both the obligation and the opportunity to meet its own air traffic needs where feasible.	Policy
	<input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input type="checkbox"/> Other	
	26 Focus growth along transit corridors and nodes to utilize available capacity.	Policy
	<input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input checked="" type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input checked="" type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input type="checkbox"/> Other	
	51 Mitigate effects of expanding airports and consider the reuse of former military airfields so that community impacts are minimized.	Policy
	<input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	33 Prioritize projects that enhance safety and security.	Policy
	<input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	

<i>SourceDocument</i>	<i>id Policy</i>	<i>Type</i>
	52 Maximize air passenger and air cargo utilization of outlying airports in less-populated areas.	Policy
	<input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	50 Support capacity expansion at major existing and potential airports to handle anticipated increases in passengers and cargo volume.	Position
	<input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	48 Reflect environmental, environmental justice, and local quality of life constraints at existing airports that operate in built-out urban environments.	Principle
	<input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input checked="" type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	42 Prioritize transportation projects that support land use goals.	Principle
	<input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	30 Change land use to correspond to the implementation of a decentralized regional aviation strategy and its consequent short- and long-term job creation effects.	Strategy
	<input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input checked="" type="checkbox"/> Economy <input type="checkbox"/> Other	

<i>SourceDocument</i>	<i>id Policy</i>	<i>Type</i>
	<p>41 Advance long-range study corridors from the 2001 RTP in high-demand and/or high-growth areas, based upon the findings of the RSTIS process.</p> <p> <input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input checked="" type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input type="checkbox"/> Other </p>	Strategy
	<p>31 Change land use to correspond to the implementation of regionally significant major transportation projects and their consequent short-and long-term job creation effects.</p> <p> <input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input checked="" type="checkbox"/> Economy <input type="checkbox"/> Other </p>	Strategy
	<p>29 Ensure adequate access to open space.</p> <p> <input type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input type="checkbox"/> Housing <input checked="" type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input type="checkbox"/> Other </p>	Strategy
	<p>25 Use infill where appropriate to revitalize underutilized development sites.</p> <p> <input type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input checked="" type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other </p>	Strategy
	<p>24 Use the proposed funding for non-motorized transportation to implement bikeway expansion projects, create a bicycle- and pedestrian-friendly transportation environment, induce mixed-use development that promotes biking and walking, and conduct public safety education for bicyclists and pedestrians.</p> <p> <input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input checked="" type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input checked="" type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other </p>	Strategy

<i>SourceDocument</i>	<i>id Policy</i>	<i>Type</i>
	10 System expansion is no longer the primary transportation investment strategy to provide improved mobility.	Strategy
	<input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy	
	<input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water	
	<input checked="" type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space	
	<input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste	
	<input type="checkbox"/> Economy <input type="checkbox"/> Other	
	32 Incorporate the local input and feedback on future growth received from 90 percent of the jurisdictions in the SCAG region.	Strategy
	<input type="checkbox"/> Transportation <input type="checkbox"/> Energy	
	<input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water	
	<input checked="" type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space	
	<input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste	
	<input checked="" type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	

Housing Policies

SourceDocument	id	Policy	Type
EIR			
	183	Encourage the use of fire-resistant materials when constructing projects in areas with high fire threat.	Mitigatio
		<input type="checkbox"/> Transportation <input type="checkbox"/> Energy <input type="checkbox"/> Land Use <input type="checkbox"/> Water <input checked="" type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	149	Encourage implementation agencies to establish transfer of development rights (TDR) programs to direct growth to less agriculturally valuable lands (while considering the potential effects at the sites receiving the transfer) and ensure the continued protection of the most agriculturally valuable land within each county through the purchase of the development rights for these lands.	Mitigatio
		<input type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input checked="" type="checkbox"/> Housing <input checked="" type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	150	Encourage implementation agencies to avoid the premature conversion of farmlands by promoting infill development and the continuation of agricultural uses until urban development is imminent; if development of agricultural lands is necessary, growth should be directed to those lands on which the continued viability of agricultural production has been compromised by surrounding urban development or the loss of local markets.	Mitigatio
		<input type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input checked="" type="checkbox"/> Housing <input checked="" type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	

Growth Vision

<i>SourceDocument</i>	<i>id Policy</i>	<i>Type</i>
	79 Encourage investment in transit.	Policy
	<input checked="" type="checkbox"/> Transportation <input checked="" type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input checked="" type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input checked="" type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input checked="" type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	56 Encourage transit-oriented development.	Principle
	<input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input checked="" type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input checked="" type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	61 Promote "people-scaled", walkable communities.	Principle
	<input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input checked="" type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input checked="" type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	62 Support the preservation of stable, single-family neighborhoods.	Principle
	<input type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input checked="" type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	55 Locate new housing near existing jobs and new jobs near existing housing.	Principle
	<input type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input checked="" type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input checked="" type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	82 Promote compact, centers- and corridors-focused development, mixed-use, and transit-oriented development.	Strategy
	<input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input checked="" type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input checked="" type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	

<i>SourceDocument</i>	<i>id Policy</i>	<i>Type</i>
	59 Promote infill development and redevelopment to revitalize existing communities.	Strategy
	<input type="checkbox"/> Transportation <input type="checkbox"/> Energy	
	<input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water	
	<input checked="" type="checkbox"/> Housing <input checked="" type="checkbox"/> Habitat and Open Space	
	<input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste	
	<input checked="" type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	
	64 Provide, in each community, a variety of housing types to meet the needs of all income levels.	Strategy
	<input type="checkbox"/> Transportation <input type="checkbox"/> Energy	
	<input type="checkbox"/> Land Use <input type="checkbox"/> Water	
	<input checked="" type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space	
	<input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste	
	<input checked="" type="checkbox"/> Economy <input checked="" type="checkbox"/> Other	

RTP

	3 Preserve and ensure a sustainable regional transportation system.	Goal
	<input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy	
	<input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water	
	<input checked="" type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space	
	<input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste	
	<input type="checkbox"/> Economy <input type="checkbox"/> Other	
	26 Focus growth along transit corridors and nodes to utilize available capacity.	Policy
	<input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy	
	<input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water	
	<input checked="" type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space	
	<input checked="" type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste	
	<input type="checkbox"/> Economy <input type="checkbox"/> Other	
	28 Provide housing opportunities to match changing demographics.	Principle
	<input type="checkbox"/> Transportation <input type="checkbox"/> Energy	
	<input type="checkbox"/> Land Use <input type="checkbox"/> Water	
	<input checked="" type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space	
	<input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste	
	<input type="checkbox"/> Economy <input type="checkbox"/> Other	

<i>SourceDocument</i>	<i>id Policy</i>	<i>Type</i>
	<p>24 Use the proposed funding for non-motorized transportation to implement bikeway expansion projects, create a bicycle- and pedestrian-friendly transportation environment, induce mixed-use development that promotes biking and walking, and conduct public safety education for bicyclists and pedestrians.</p> <p> <input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input checked="" type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input checked="" type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other </p>	Strategy
	<p>25 Use infill where appropriate to revitalize underutilized development sites.</p> <p> <input type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input checked="" type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input checked="" type="checkbox"/> Other </p>	Strategy
	<p>32 Incorporate the local input and feedback on future growth received from 90 percent of the jurisdictions in the SCAG region.</p> <p> <input type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input checked="" type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input checked="" type="checkbox"/> Economy <input checked="" type="checkbox"/> Other </p>	Strategy
	<p>10 System expansion is no longer the primary transportation investment strategy to provide improved mobility.</p> <p> <input checked="" type="checkbox"/> Transportation <input type="checkbox"/> Energy <input checked="" type="checkbox"/> Land Use <input type="checkbox"/> Water <input checked="" type="checkbox"/> Housing <input type="checkbox"/> Habitat and Open Space <input type="checkbox"/> Air Quality <input type="checkbox"/> Solid Waste <input type="checkbox"/> Economy <input type="checkbox"/> Other </p>	Strategy